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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: AMY TEMES SENIOR PLANNER *AT*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 5, 2020

SUBJECT: DR19-178, GILBERT MEDICAL OFFICE BUILDING

STRATEGIC INITIATIVE: Prosperous Community

To allow for the development of a new medical office building.

REQUEST

DR19-178, Gilbert Medical Office Building: site plan, landscape, grading and drainage, elevations, floor plan, lighting, colors and materials for approximately 2.52 acres, generally located at the north of the northeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: DLR Group
Name: Doug Pahls
Address: 6225 N. 24th Street #250
Phoenix, AZ 85016
Phone: 602-549-3277
Email: dpahls@dlrgroup.com

OWNER

Company: Colin Brown
Address: 4455 E. Camelback Road #A242
Phoenix, AZ 85018
Phone: 602-463-5682
Email: cb@whiteboardinc.net

BACKGROUND/DISCUSSION

History

Date	Description
<i>February 28, 2006</i>	Town Council adopted Annexation No. A05-19, Ordinance No. 1699, annexing approximately 165 acres including the subject site.
<i>August 29, 2006</i>	Town Council approved Z06-55, Ordinance No. 1813, rezoning the subject site from Maricopa County residential to General Office (GO) with a PAD overlay.

Overview

The proposed Gilbert Medical Office Building is a single-story, 22,325sf shell office building providing medical office space for physicians and other medical-related uses. The location of the proposed project is 3717 S. Rome St., which is within ¼ mile of the Mercy Gilbert Medical Center.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office	General Office PAD	Congregate Living
South	General Office	General Office PAD	Behavior Health Hospital
East	General Office	General Office PAD	Vacant
West	General Office	General Office PAD	Orthopedic Rehabilitation Center
Site	General Office	General Office PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building SF	-	22,325 SF
Maximum Building Height (ft.)/(Stories)	55’/3 story	23’4”/1 story
Minimum Building Setback (ft.)		
Front	25’	25’
Side (Non-residential)	7’6” internal to PAD	7’6” internal to PAD
Rear (Non-residential)	20’	20’
Separation Between Buildings (ft.)		
Minimum Required Perimeter Landscape Area (ft.)		
Front	25’	25’
Side (Non-residential)	7’6” internal to PAD	7’6” internal to PAD
Rear (Non-residential)	20’	20’
Landscaping (% of net lot area)	15%	20%
Off-Street Parking and Loading	149 spaces 4 passenger loading	149 spaces 4 passenger loading

DISCUSSION

The project has completed second review.

Site

The site is a long east west orientation. Driveway locations were predetermined due to collector road spacing requirements and existing curb cuts. The applicant will use Rome Street as the primary access with a 28' access easement on the east as a secondary means of ingress/egress. The applicant worked with existing site constraints and was able to achieve building square footage goals and meet Town requirements. The medical office building is designed to accommodate a single or multiple medical oriented tenant. The primary orientation of the building is to the north where 4 passenger loading spaces are provided. An 8' refuse enclosure is provided at the far east end of the site that architecturally ties into the surrounding 4' parking screen walls. The walls are constructed of concrete masonry units by Trenwyth in Mission White. Turned CMU offers horizontal wall relief every 12' to 20' in a vertical rectangular pattern.

Landscape

The proposed landscape is consistent with the existing streetscape in the area. Thornless Palo Verde and Pistache trees are located on Rome Street and the private access easement to the east. Evergreen Elm are used as a perimeter tree with Mulga as the internal parking lot tree, which is consistent with the hospital landscape to the north. Shrubs and groundcover are used as colorful plantings in the landscape areas and foundation beds. Trumpet Creeper Vines are used on the trellises that encircle the building.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. Two shallow basins are located in the roadway landscape with the remaining run-off being absorbed by under parking lot retention pipes.

Elevations, Floor Plan, Colors and Materials

The long rectilinear parcel became a driving factor in the alignment of the building footprint. As a medical office, the owner/architect wanted to metaphorically express the medical use through the architecture. One of the tenants is a spine surgery practice, which gave way to the vision expressing the human spine in 3 simple forms, representing the Cervical, Thoracic, and Lumbar spinal sections. The "vertebrae" of the spinal sections would be created through the use of masonry accents, windows, and vertical trellis elements. Building entrances are given prominence by increasing the size of the "vertebrae" and covered canopies have been added for protection from the elements and to mitigate solar heat gain. Color and material changes have also been used to reinforce the vertebrae concept while breaking up the mass of the building.

Mechanical equipment will be provided by the future tenants and will be placed on the roof and screened from view by the exterior parapet walls. Roof access is provided through a roof hatch located in the Fire Riser Room. There is no mechanical equipment proposed for the shell building. The roof is designed with a single ridge line running east and west, sloping to the north and south at 1/4-inch per foot to internal roof drains along the north and south exterior walls. The roof drains will drain to daylight at grade and sheet flow to parking areas. There are no exposed downspouts or roof scuppers.

The primary structure for the building is load-bearing masonry walls, steel columns/beams, open-web steel joists, and metal deck. Other materials include energy efficient insulated glass, anodized aluminum storefront frames, and pre-finished metal panels. The exterior paint color is Frostbite. The trellises are metal tubes painted Essential Brown. The window, doors and canopies are clear anodized aluminum. The windows are glass by Vitro in Azuria blue.

Lighting

There are four lighting types proposed: parking lot, emergency, decorative wall sconces and doorway lighting. The parking lights proposed are McGraw-Edison Galleonaire, Lumark Axcent, Mule Lighting EUE and Meru. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

The applicant has requested construction document at-risk. Staff supports cd at-risk for this project. The project will be brought forward for final action in March.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. General feedback regarding architecture

Respectfully submitted,

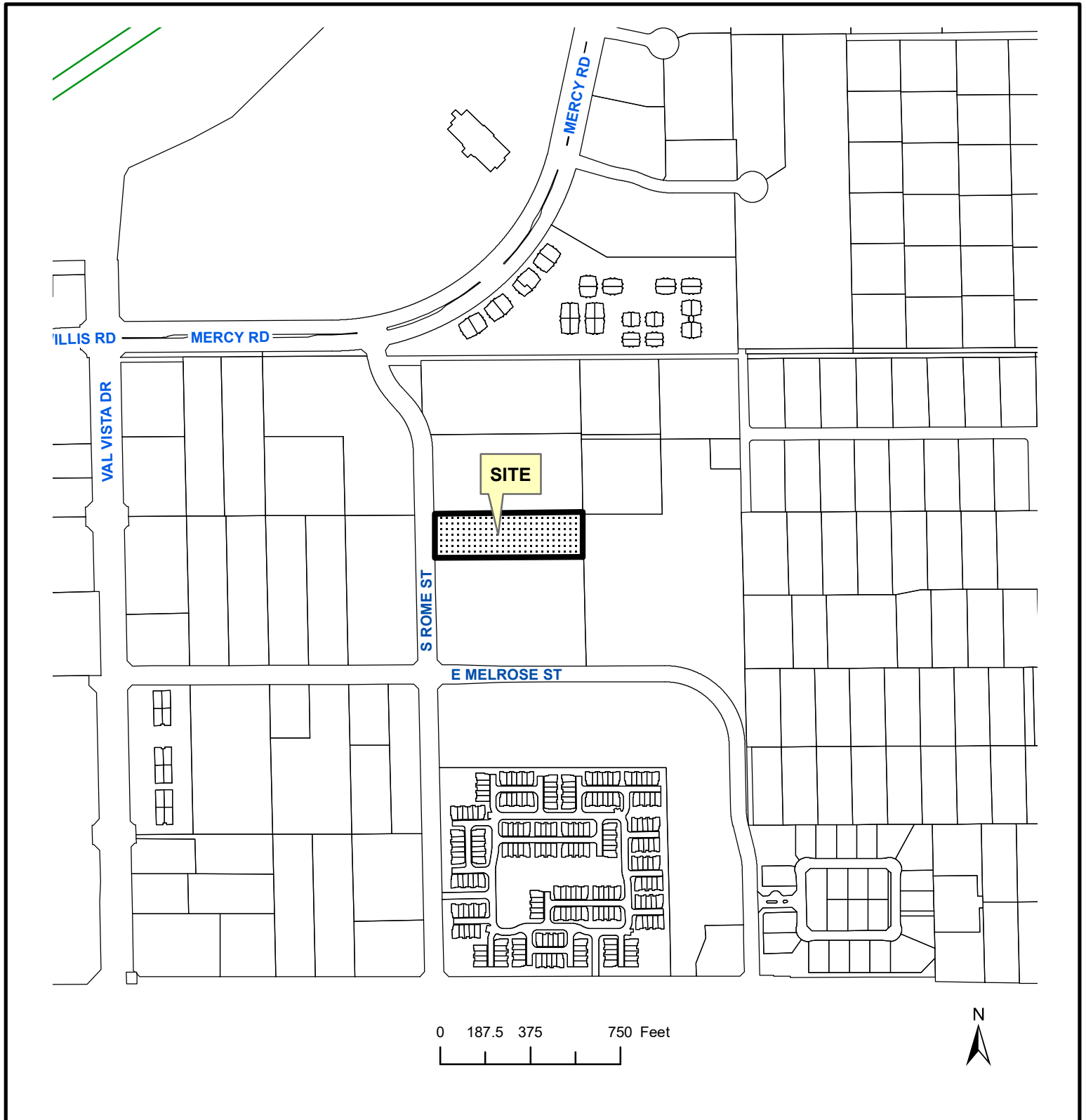
Amy Temes
Senior Planner

Attachments and Enclosures:

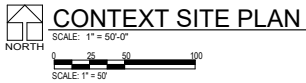
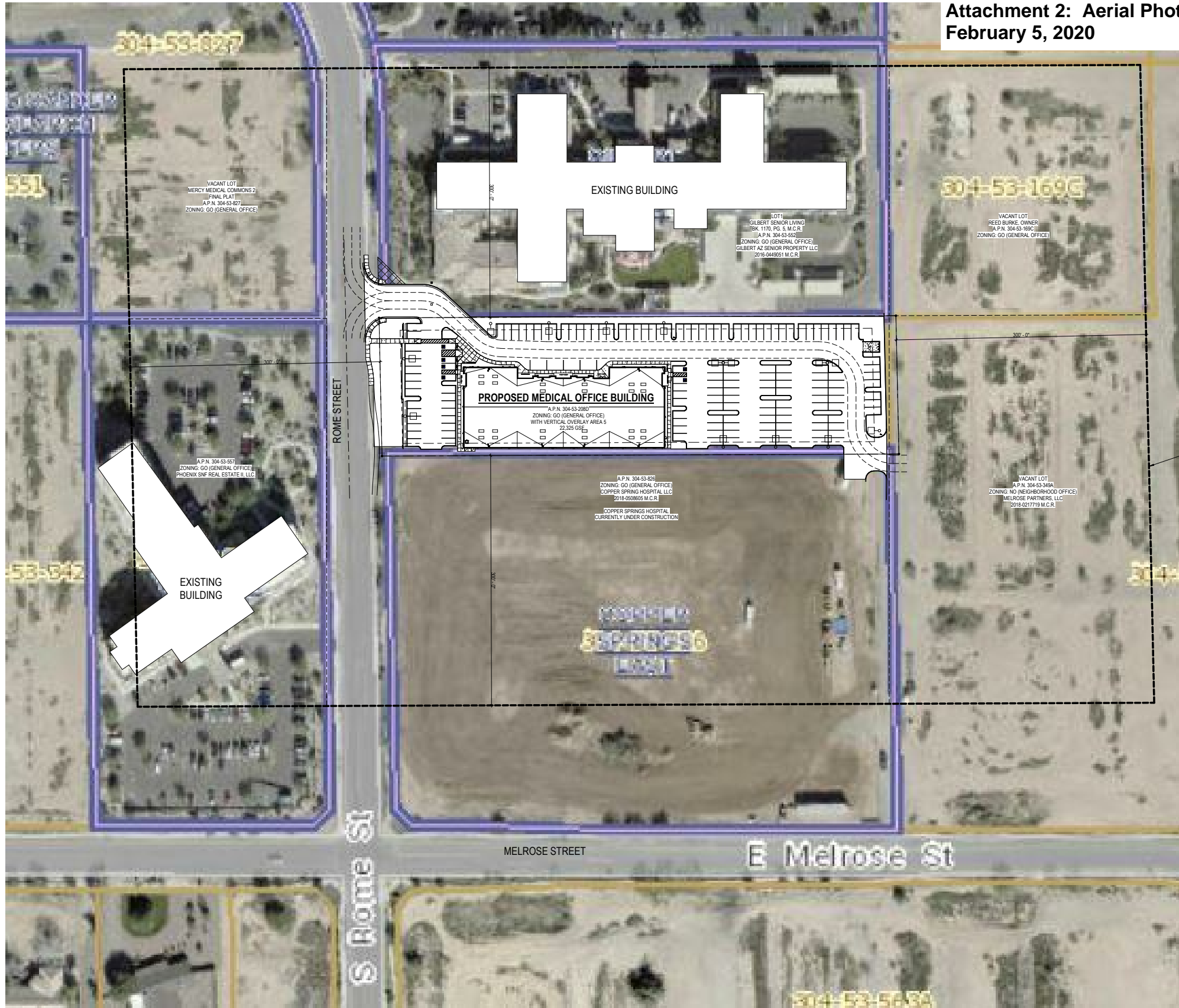
- 1) Vicinity Map
- 2) Aerial Photo
- 3) Site Plan
- 4) Landscape
- 5) Grading and Drainage
- 6) Colors and Materials
- 7) Elevations
- 8) Floor Plans
- 9) Lighting

DR19-178 Gilbert Medical Office Building *Vicinity Map*

SITE LOCATION:



DR19-178 Gilbert Medical Office Building
Attachment 2: Aerial Photo
February 5, 2020



GILBERT FIRE DEPARTMENT NOTES

General Fire Plan Submittals:
These notes are required to be on the commercial, industrial and multi-family plans for all submittals.
Construction within the Town of Gilbert shall comply with the 2012 International Fire Code (IFC) as amended and adopted by fire code sub-sections 10-37-1, 10-37-2, and 2012 Fire Code Interpretations & Regulations.
The applicant is responsible to identify and coordinate deferred submittals.
Plans and specifications for fire alarm systems, automatic fire extinguishing systems, and standpipes shall be submitted to the Permitting & Plan Review Department for review and approval prior to installation.
A Knox Box is required at every fire sprinkler riser room. When rapid access would be compromised by long travel distances, Knox Boxes shall be required at other locations at the discretion of the Fire Official. Refer to 2012 Fire Code Interpretations & Regulations 12-506.1 Key Boxes.
General Fire Department Access:
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved within Gilbert's jurisdiction.
The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The route is to be measured around the building as the fire hose would be laid and shall be approved by the Fire Plans Examiner.
Apparatus access roads shall have a minimum unobstructed width of 20 feet (foc).
A minimum vertical clearance of 13'6" shall be provided for the apparatus access roads.
Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around. Fire apparatus turning radius is 35 feet inside and 55 feet outside (foc).
Fire lanes shall be marked by signs per TOG Detail #63 and/or curb painted red and labeled "FIRE LANE NO PARKING". Refer to 2012 Fire Code Interpretations & Regulations 12-D103.6 Fire Lanes.
Fire apparatus access roads shall have a maximum grade of:
• 0-6% grade ABC 6" 95% compaction
• 6-10% grade concrete asphalt, 4" or more
• Grades steeper than 10% shall be approved by the Fire Official.
Fire Hydrant Requirements:
The minimum number of fire hydrants shall not be less than required per Appendix C in the IFC.
A fire hydrant shall be located within 150' of the fire department connection (FDC). The route is to be measured as the fire hose would be laid out and shall be approved by the Fire Plans Examiner.
A 3-foot clear space shall be maintained around the circumference of all fire hydrants.
General Fire Sprinkler Requirements:
Plans and specifications for fire sprinkler systems exceeding 19 heads submitted for review shall be sealed by a qualified Arizona Registrant in fire sprinkler design. The installing contractor's name, address and phone number are to be included on the drawings and calculations submitted for review and approval. As-built drawings will be required where field changes are made to the designed drawings. When piping and/or sprinkler heads are added to initial sprinkler system installations, updated calculations will be required.
Fire sprinklers shall be installed in accordance with the current NFPA referenced standards and the Town of Gilbert sprinkler ordinance.
The fire sprinkler riser room shall comply with Town of Gilbert fire code amended Section 901.4.6.
Fire department inlet connections (FDC) shall be located on the address side or natural approach of the building it serves and shall identify the building(s) served with a permanent sign.
Fire hose threads and fittings used in connection with automatic sprinkler systems shall National Standard Thread.
Control valves and water flow switches for automatic sprinkler systems shall be electrically monitored where the number of sprinkler heads exceeds 19, IFC Section 903.4.
An exterior fire sprinkler system alarm bell shall be mounted above the fire riser room door.
General Fire Alarm Requirements:
Plans and specifications for fire alarm systems submitted for review shall be sealed by a qualified Arizona Registrant in fire alarm system design. The installing contractor's name, address and phone number are to be included on the drawings and calculations submitted for review and approval. As-built drawings will be required where field changes are made to the designed drawings. When additional wiring and devices are added to fire alarm systems, updated voltage drop and battery calculations will be required.
Fire Alarm Requirements for Non-separated Mixed Occupancies: Occupancies that depend on occupant load criteria to determine when a fire alarm system is required shall use the total building occupant load using the most restrictive occupancy classification and extend the fire alarm system to all occupied areas of that building in accordance with applicable code and standard. The fire alarm requirements shall be based on the most restrictive fire protection system requirement of IFC Chapter 9.
Alarm initiating devices, alarm signaling devices and other fire alarm system components shall be designed and installed in accordance with 2012 IFC and current NFPA referenced standards.
Duct smoke detectors that are concealed from view, installed more than 10 feet above finished floor or in arrangements where the detectors alarm indicator is not readily visible to responding personnel it shall have a visible and audible supervisory signaling device at the ceiling level or sight obstruction at each detector. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required.
Fire Safety During Construction:
An all-weather access road designed to support the imposed load of fire apparatus weighing up to 85,000 pounds shall be installed and maintained at all times. Sites shall have two points of access or as indicated at plan review or by the Fire Inspector. Unpaved surfaces shall have a minimum ABC 6" depth compaction to 95% and 20' wide. No vehicle parking or building material off-loading allowed on the emergency access road. Fire land signs are required to be posted along the road.
Signs shall be posted at each required street entrance indicating emergency vehicle entrance, the project name, the project address and an emergency contact number of a company representative.
The sign shall be a minimum of 24" high x 36" wide with white reflective background and 3" red reflective letters.
All site hydrants shall be installed and accepted by the Town Engineering Department prior to combustible materials being delivered to the construction site.
Temporary dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around.
Fire hydrants provided during construction shall be located along the fire apparatus access roadway.
Fire hydrants provided during construction shall be protected from vehicular damage.

ADOPTED MODEL CODES

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL PLUMBING CODE (IPC)
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2008 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS A VOLUNTARY CODE
- 2012 INTERNATIONAL FIRE CODE (IFC)
- 2011 INTERNATIONAL ELECTRIC CODE (IEC)
- INTERNATIONAL GREEN CONSTRUCTION CODE AS A VOLUNTARY CODE
- THE ARIZONANS WITH DISABILITIES ACT AND IMPLEMENTING RULES
- BUILDING AND CONSTRUCTION REGULATIONS CODE OF THE TOWN OF GILBERT, ARIZONA - 2013 EDITION

Westlake Reed Leskosky

DLR Group
© DLR Group

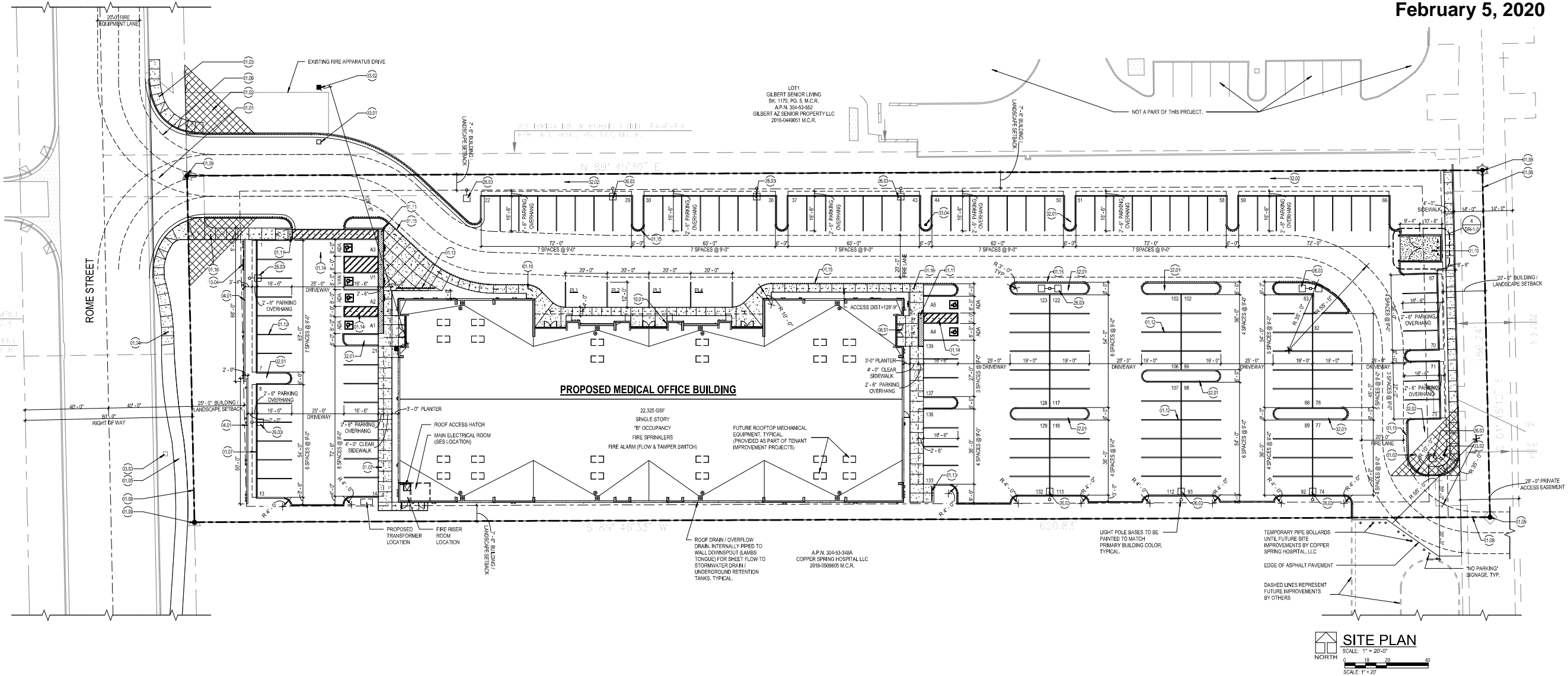
NOT FOR CONSTRUCTION

Gilbert Medical Office Building

Schematic Design
11/4/2019
Revisions

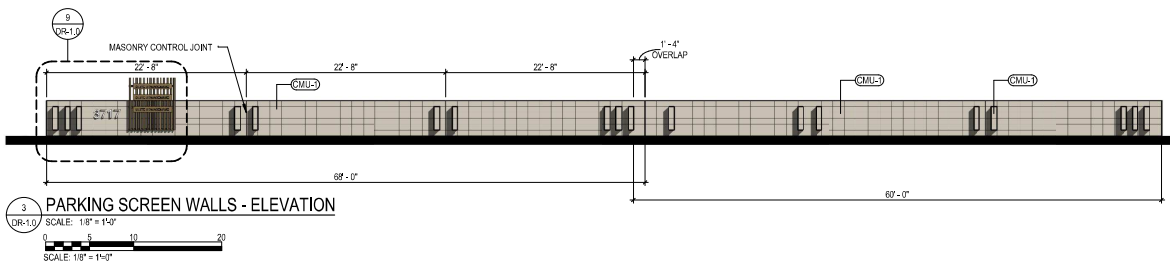
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CONTEXT SITE PLAN

DR-1.1

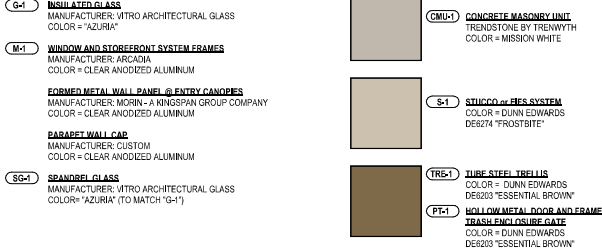


SITE PLAN
SCALE: 1" = 20'-0"
SCALE: 1" = 20'

PARKING SCREEN WALLS



MATERIALS AND COLORS LEGEND



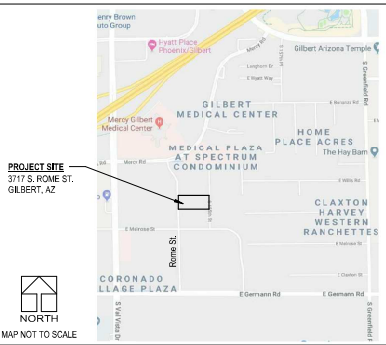
TOWN OF GILBERT SITE PLAN NOTES

- STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES - MARCH 11, 2004
- ALL UTILITY LINES LESS THAN 60 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
 - ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
 - ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6" SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
 - S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE BELL-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
 - THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR SURROUNDING COMMERCIAL USES BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
A. ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
B. ROUTED UNDERGROUND.
 - ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
 - ALL FREESTANDING LIGHT POLES SHALL:
A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
 - LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESSWAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPATIBLE SPECIES AND SIZE.

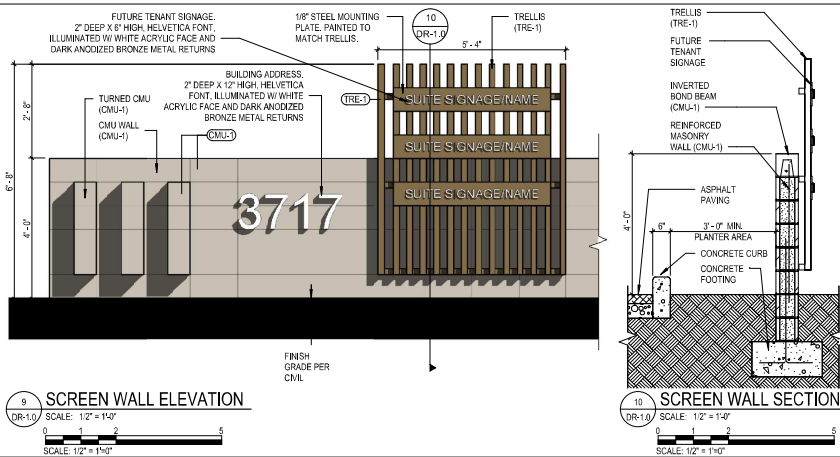
KEYNOTES

- PROPOSED CONCRETE DRIVEWAY PER GL-210
- 33' VISIBILITY TRIANGLE PER GL-111
- PROPOSED CONCRETE SIDEWALK WITH ADA / PROWING STANDARDS
- PROPOSED CONCRETE SIDEWALK. CONNECT TO EXISTING CONCRETE SIDEWALK. VERIFY CONDITIONS IN FIELD TO MATCH EXISTING.
- EXISTING CONCRETE SIDEWALK
- DASHED LINE REPRESENTS FIRE DEPARTMENT APPARATUS TURNING RADIUS PER TOWN OF GILBERT FIRE DEPARTMENT.
- 24" VEHICLE OVERHANGS INTO LANDSCAPE AREA
- PROPERTY LINE
- PROPERTY CORNER
- SMOKE-SHIRT TRASH ENCLOSURE PER GL-190
- CONCRETE RAMP W/ 2" DEEP DETECTABLE WARNING APRON AT APPROACH SIDE
- 4" PARKING STRIPING PER TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER 1, ART. 4.2, PARAGRAPH 4.203.U
- BI-CYCLE PARKING RACK PER TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER 1, ART. 4.2, PARAGRAPH 4.201B
- PAINTED STRIPING PER 2010 ACCESSIBILITY GUIDELINES AND TOWN OF GILBERT REQUIREMENTS
- DOTTED LINE REPRESENTS EITHER OR CONCRETE CURB TO BE PAINTED RED AND MARKED "FIRE LANE". DOTTED LINE REPRESENTS ACCESSIBLE ROUTE FROM PUBLIC WAY AND/OR ACCESSIBLE PARKING SPACES TO BUILDING ENTRANCES.
- MASONRY PARKING AREA SCREEN WALL
- PROPOSED BUILDING ENTRANCE
- PROPOSED FIRE DEPARTMENT KNOX BOX LOCATION
- MONUMENT SIGN LOCATION
- POLE MOUNTED LIGHT FIXTURE
- LANDSCAPE ISLAND
- LANDSCAPE AREA
- EXISTING FIRE HYDRANT TO BE RELOCATED
- RELOCATED FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

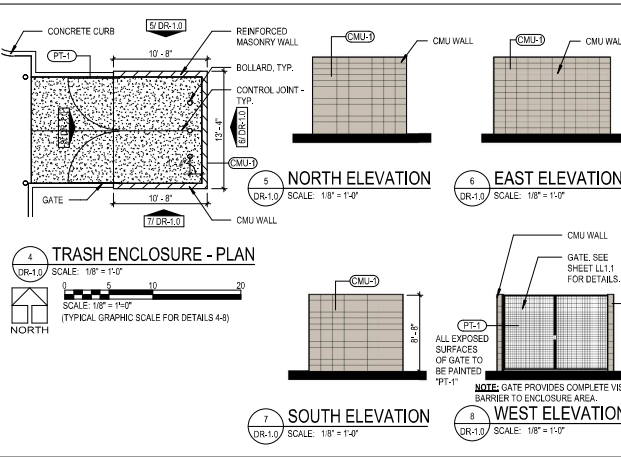
PROJECT LOCATION



MONUMENT SIGN



TRASH ENCLOSURE



BUILDING AND SITE DATA

BUILDING AREA	
BUILDING GROSS SF:	22,325 GSF
OCCUPANCY:	B
GENERAL OFFICE:	600 GSF
MEDICAL OFFICE:	21,725 GSF
SITE DATA	
EXISTING ZONING:	GO WITH VERTICAL OVERLAY AREA 5
APN:	304-53-2080
PROPOSED USE:	GENERAL / MEDICAL OFFICE
SITE AREA	
GROSS AREA:	2.52 ACRES
NET AREA:	2.37 ACRES
COVERAGE	
NET AREA:	100,237 SF
BUILDING:	22,325 GSF = 21.7 %
OPEN SPACE:	80,912 GSF = 78.3 %
PARKING - REQUIRED	
MEDICAL OFFICE:	1/150 x 22,325 GSF = 149 SPACES
PARKING - PROVIDED	
STANDARD SPACES:	= 139
VEHICLE ACCESSIBLE:	= 5
PATIENT LOADING:	= 1
TOTAL PROVIDED:	= 145
149 = 149 OK	

PROJECT TEAM

OWNER / DEVELOPER

WHITEBOARD, INC.
4455 E. CAMELBACK ROAD, SUITE A242
PHOENIX, AZ 85018
CONTACT: COLIN BROWN
PHONE: (602) 463-5682

ARCHITECT

DLR GROUP | WESTLAKE REED LESKOSKY
6225 N. 24TH STREET, SUITE 250
PHOENIX, AZ 85016
CONTACT: HANS PAPKE
PHONE: (602) 381-8580
EMAIL: HPAPKE@DLRGROUP.COM

LANDSCAPE ARCHITECT

LOGAN SIMPSON DESIGN, INC.
51 W. THIRD STREET, SUITE 450
TEMPE, AZ 85281
CONTACT: DAVID CASE
PHONE: (480)-967-1343
EMAIL: DCASE@LOGANSIMPSON.COM

CIVIL ENGINEER

HESS-ROUTREE INC.
9831 S. 51ST STREET, SUITE C110
PHOENIX, AZ 85044
CONTACT: DOUG OSBORN
PHONE: (480) 496-0244
EMAIL: DOUG@HESSROUTREE.COM

SHEET INDEX

LL1.0
LL1.1
LL1.2

LANDSCAPE CONCEPT PLAN
HARDSCAPE DETAILS
LANDSCAPE DETAILS

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA:
21,275 SQ.FT.

ON SITE LANDSCAPE AREA:
20,575 SQ.FT.

OFF SITE LANDSCAPE AREA (BETWEEN BACK OF CURB AND
EXISTING SIDEWALK):
571 SQ.FT.

TOTAL SITE AREA:
GROSS AREA: 2.52 ACRES
NET AREA: 103,237 SQ.FT. = 2.37 ACRES

20% LANDSCAPE REQUIRED OF NET LOT AREA = 20,600 SQ.FT.
PROVIDED: 20,600 SQ.FT.

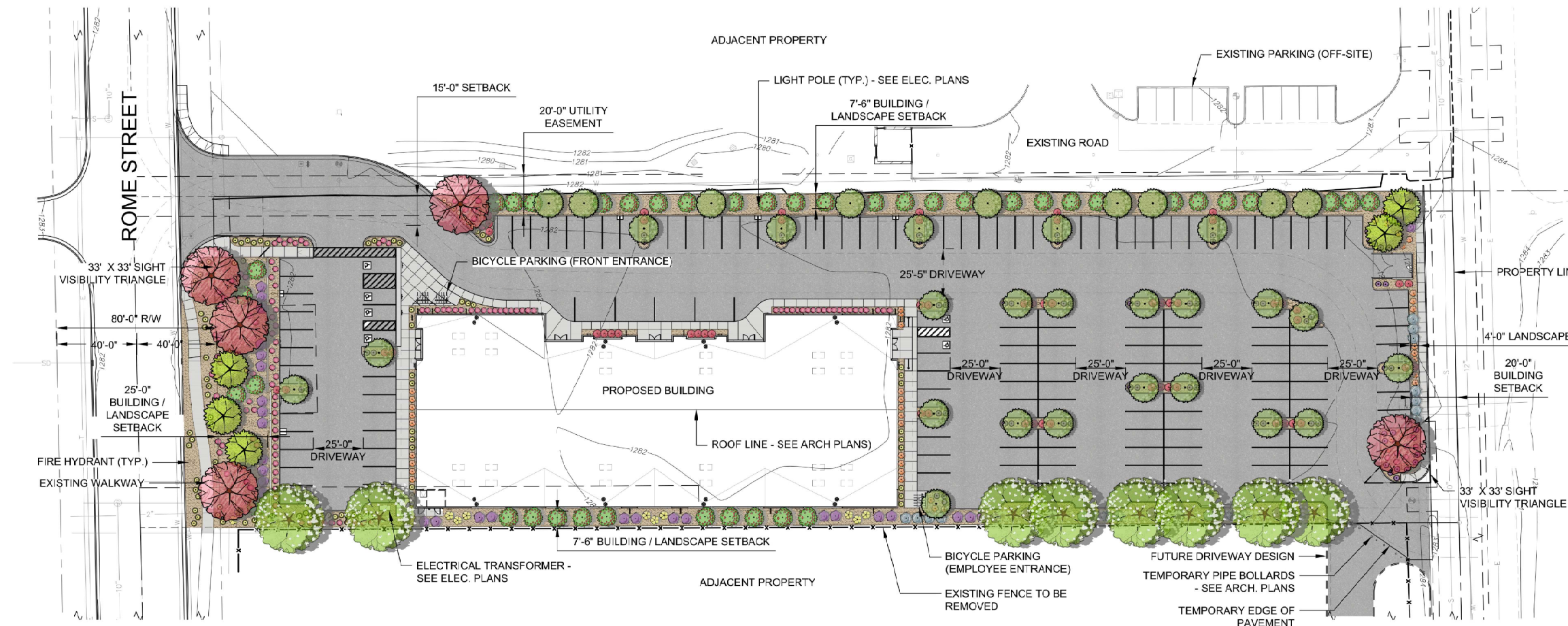
OPEN SPACE:
PROVIDED: 80,912 GSF

PER THE ZONING REQUIREMENTS:
OUR SITE FALLS WITHIN THE VERTICAL DEVELOPMENT
OVERLAY ZONING DISTRICT (NC)
GO - GENERAL OFFICE DISTRICT / OVERLAY AREA 5
APN: 304-53-208D

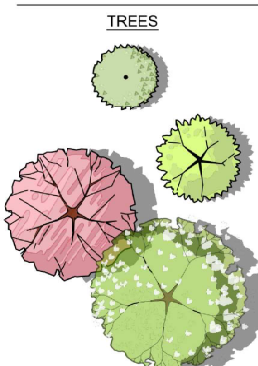
PERIMETER LANDSCAPE REQUIREMENTS:
FRONT: 20'
SIDE (STREET): 15;
SIDE (NON-RESIDENTIAL): 10'
REAR (NON-RESIDENTIAL): 15'



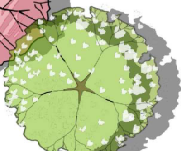
PARKING REQUIREMENTS:
REQUIRED -
 GENERAL OFFICE: 3 SPACES
 MEDICAL OFFICE: 145 SPACES
 TOTAL REQUIRED: 148 SPACES
PROVIDED -
 STANDARD SPACES PROVIDED: 141
 VEHICLE ACCESSIBLE: 5
 VAN ACCESSIBLE: 1
 PATIENT LOADING: 4
 TOTAL PROVIDED: 151







BICYCLE PARKING REQUIREMENTS:
REQUIRED -
15
PROVIDED -
15







LANDSCAPE SCHEDULE







TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	32	ACACIA ANEURA	MULGA	24"BOX
	5	CERCIDIUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24"BOX
	5	PISTACIA HYBRID 'RED PUSH'	RED PUSH PISTACHE	24"BOX
	8	ULMUS PARVIFOLIA	EVERGREEN ELM	24"BOX

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	41	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL
	10	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL
	57	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE EMU BUSH	5 GAL
	41	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	19	LEUCOPHYLLUM CANDIDUM	VIOLET SILVERLEAF SAGE	5 GAL
	42	LEUCOPHYLLUM LAEVIGATUM	CHIHUA-HUAN SAGE	5 GAL

GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	66	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL
	87	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL

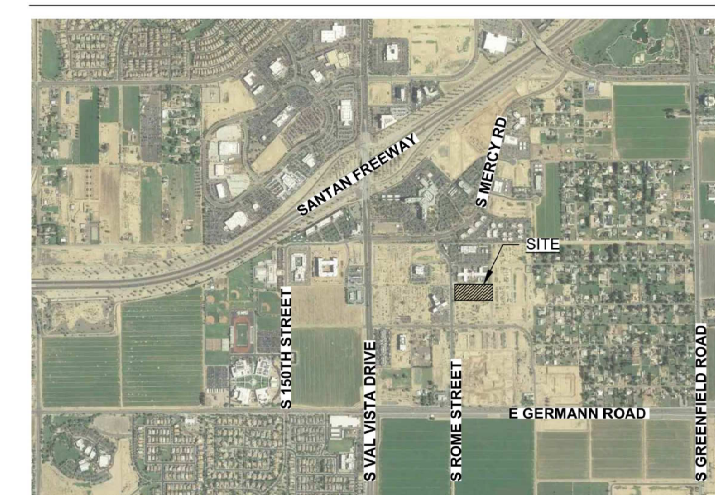
ACCENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	2	DASYLIRION QUADRANGULATUM	SMOOTH DESERT SPOON	5 GAL
	131	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST MUHLY	1 GAL

VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	13	CAMPISIS RADICANS	TRUMPET CREEPER VINE	5 GAL

INERT MATERIALS	QTY	DESCRIPTION
	20,600 SQ.FT	DECOMPOSED GRANITE - 1/2 SCREENED - 2" DEEP - COLOR TO BE DESERT GOLD
		BOULDER (2 TON)
		BOULDER (1 TON)

NOTES:
1. ALL EXISTING PLANT MATERIAL ALONG RCME STREET WILL BE REMOVED DUE TO THE PROPOSED NEW GRADING AND RETENTION BASINS.

VICINITY MAP



NOTES:

1. ALL EXISTING PLANT MATERIAL ALONG ROME STREET WILL BE REMOVED DUE TO THE PROPOSED NEW GRADING AND RETENTION BASINS.

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G A N S I M P S O N
WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 957-1343

Robert Medical Office Building

DESIGN
REVIEW
13/2020
isions

19187-00

LANDSCAPE
CONCEPT
PLAN
LL1.0

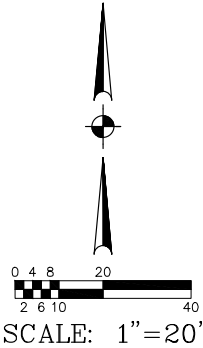
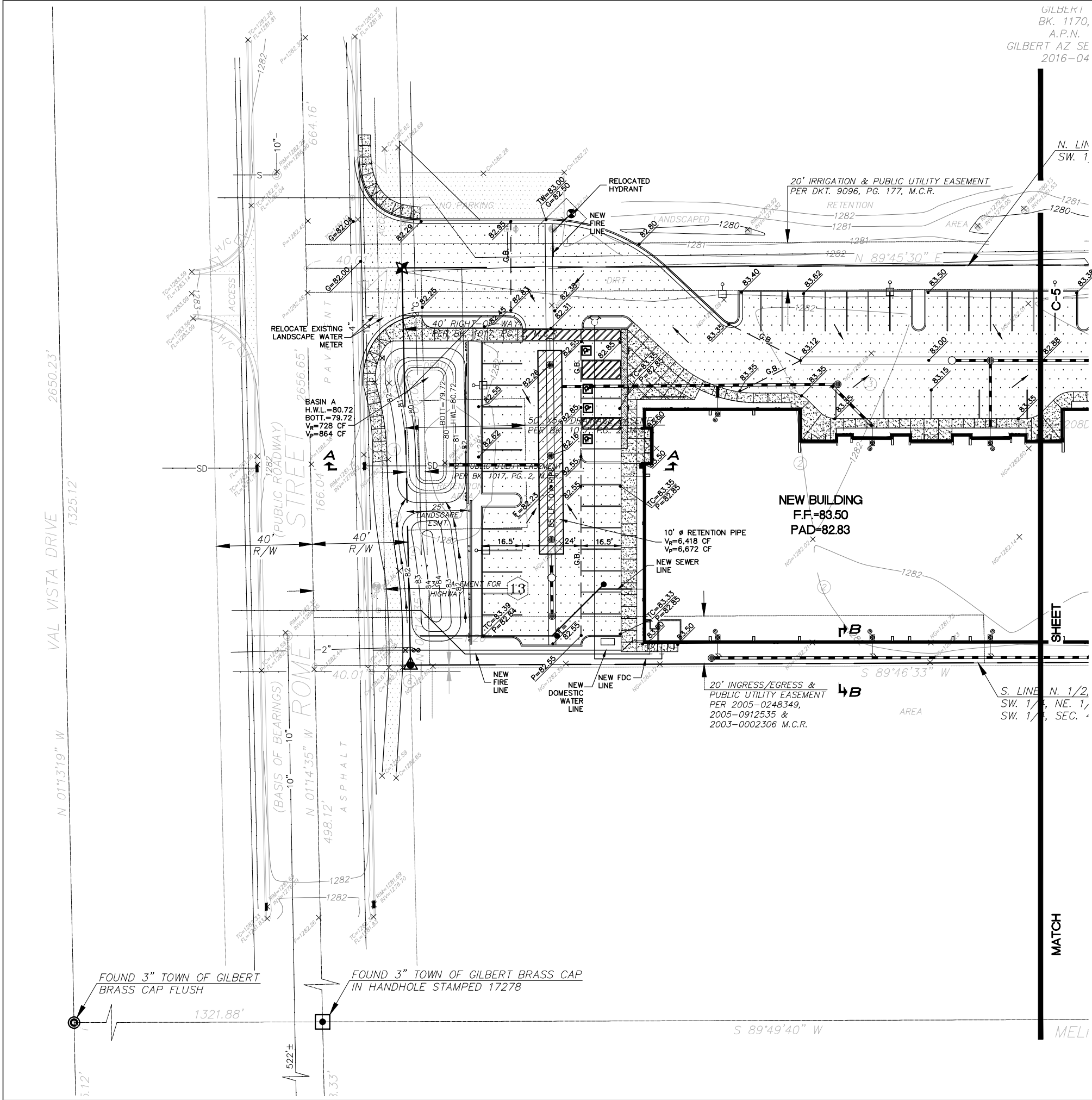
OF 3

Call at least two full working days
before you begin excavations.

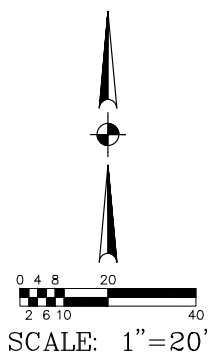
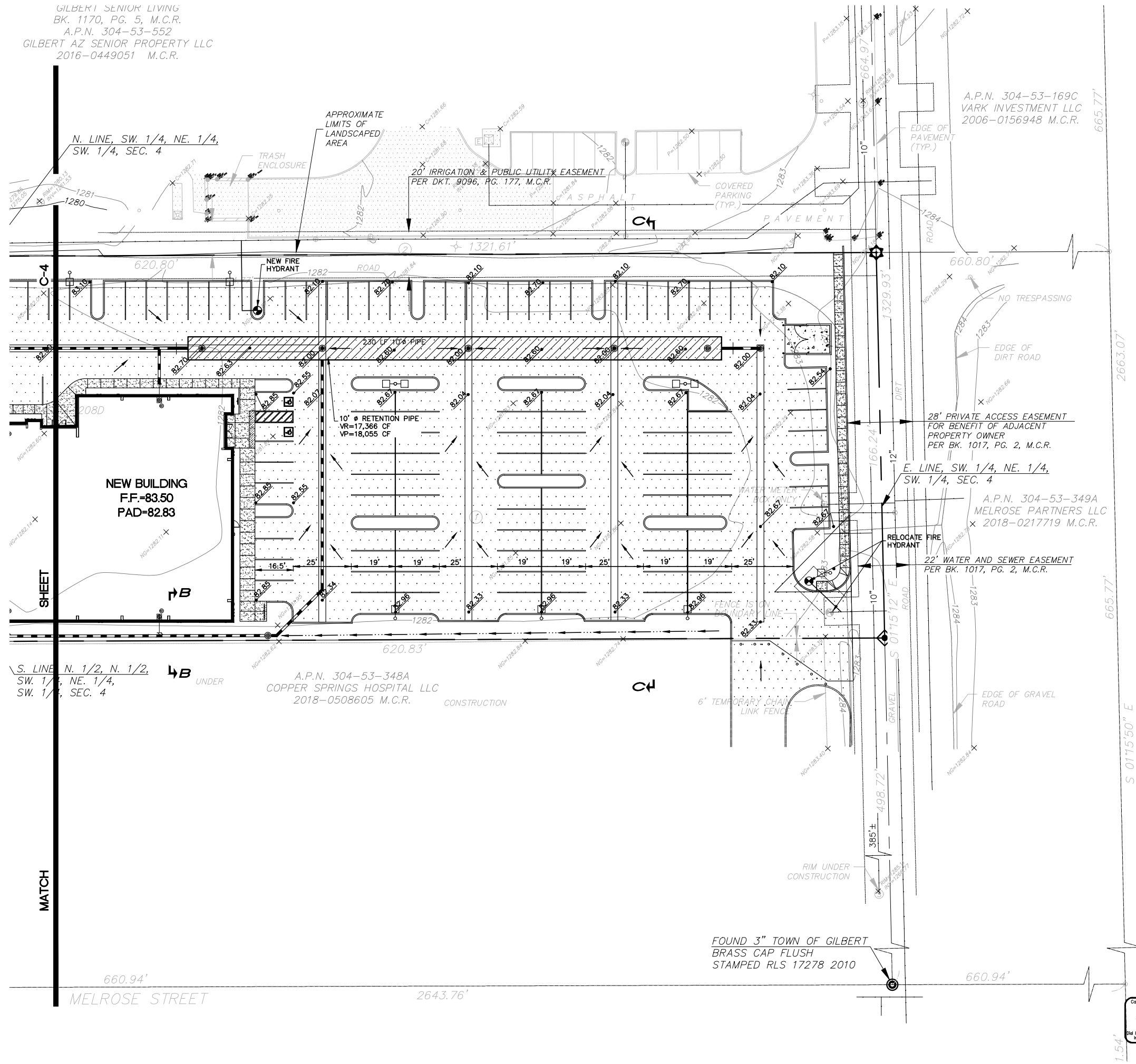
ARIZONA811
Arizona One Stop, Inc.

Dial 8-4-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County (602) 283-1100

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GILBERT MEDICAL OFFICE BUILDING

Gilbert Medical
3317 S. Rame Street
Gilbert, AZ 85237

DESIGN REVIEW SET

1-13-2020
Revisions

30-18160-00

5 OF 5

C-5



BUILDING APPROACH FROM ENTRANCE DRIVE

TRELLIS
TRE-1

PARAPET CAP
M-1

ENTRY CANOPY
M-1

EXTERIOR MASONRY
CMU-1

STUCCO or EIFS SYSTEM
S-1



VIEW FROM EAST PARKING AREA



ENTRANCE TO SITE FROM ROME STREET

SPANDREL GLASS
SG-1

ILLUMINATED
TENANT SIGNAGE
(FUTURE)

ALUMINUM STOREFRONT
M-1

EXTERIOR INSULATED
GLASS
G-1

PARAPET CAP
M-1

TRELLIS
TRE-1

EXTERIOR MASONRY
CMU-1

STUCCO or EIFS SYSTEM
S-1



AERIAL VIEW LOOKING SOUTH

NOTE:
MATERIALS MIGHT BE SLIGHTLY DIFFERENT
ON RENDERERS BECAUSE OF SUN LIGHTING

EXTERIOR MASONRY



CMU-1
TRENDSTONE BY TRENWHYTH
COLOR= "MISSION WHITE"

STUCCO or EIFS SYSTEM



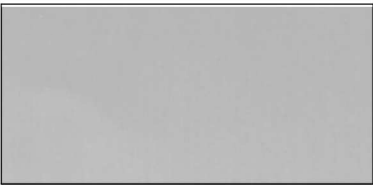
S-1
EXTERIOR PAINT
COLOR = DUNN EDWARDS - DE6274 "FROSTBITE"

TRELLIS



TRE-1
EXTERIOR PAINT
COLOR = DUNN EDWARDS - DE6203 "ESSENTIAL BROWN"

METAL FINISH



M-1
CLEAR ANODIZED ALUMINUM
COLOR = CUSTOM PER MANUFACTURER

LOCATIONS:

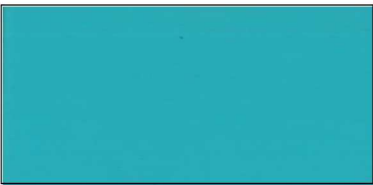
- WINDOW AND STOREFRONT SYSTEM FRAMES (MANUF: ARCADIA)
- FORMED METAL WALL PANEL @ ENTRY CANOPIES (MANUF: KINGSPAN)
- PARAPET WALL CAP (MANUF: CUSTOM)

GLASS



G-1
EXTERIOR INSULATED GLASS
COLOR = AZURIA
MANUFACTURER: VITRO

SPANDREL GLASS



SG-1
EXTERIOR SPANDREL GLASS
COLOR = AZURIA (TO MATCH "G-1")
MANUFACTURER: VITRO

LEGEND NOTES

- 03.01 4" CONCRETE SLAB OVER 4" ABC
04.03 CMU-4 WALL
05.00 PAINTED 7"x2" TUBE STEEL
05.07 STEEL BEAM
05.08 OPEN STEEL WEB JOIST
07.04 EPDM ROOFING SYSTEM
08.03 HOLLOW METAL FRAME WITH STEEL DOOR
09.01 EPS OR STUCCO SYSTEM
10.03 ANODIZED METAL DIMENSIONAL SIGNAGE, 18" HIGH X 2" DEEP LETTERS, HELVETICA FONT, ILLUMINATED WITH WHITE ACRYLIC FACE, FUTURE MECHANICAL EQUIPMENT
23.01 EXTERIOR LIGHT FIXTURE
26.02

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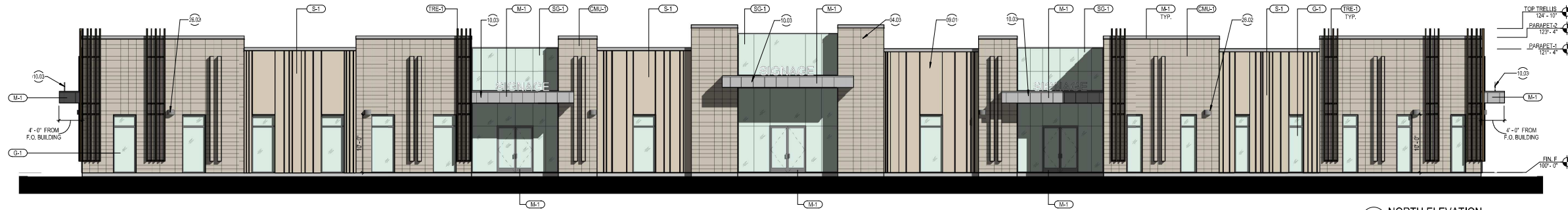
Gilbert Medical Office Building - Shell Package

3717 South Green Street
Gilbert, AZ 85237

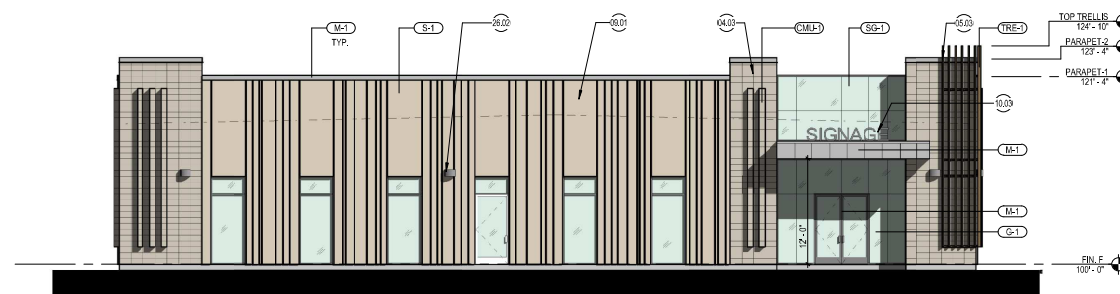
Schematic
Design
12/6/2019
Revisions

30-19187-00
EXTERIOR
ELEVATIONS

A5.1



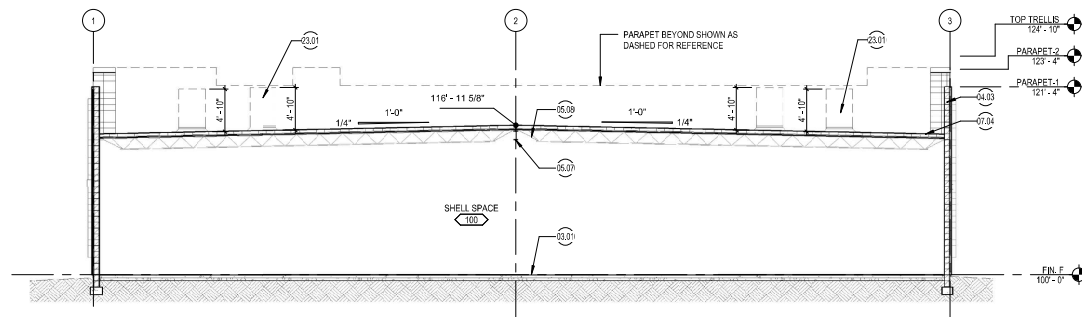
1 NORTH ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



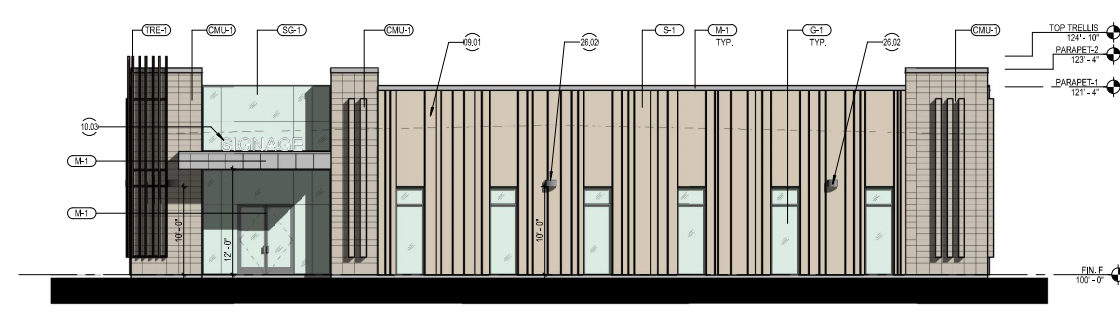
2 EAST ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
A5.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A5.1 SCALE: 1/8" = 1'-0"

FINISH LEGEND

- G-1 INSULATED GLASS
MANUFACTURER: VITRO ARCHITECTURAL GLASS
COLOR: "AZURIA"
- M-1 WINDOW AND STOREFRONT SYSTEM FRAMES
MANUFACTURER: ARCADIA
COLOR: CLEAR ANODIZED ALUMINUM
- FORMED METAL WALL PANEL @ ENTRY CANOPIES
MANUFACTURER: MORN - A KINGSPAN GROUP COMPANY
COLOR: CLEAR ANODIZED ALUMINUM
- PARAPET WALL CAP
MANUFACTURER: CUSTOM
COLOR: CLEAR ANODIZED ALUMINUM
- SG-1 SPANDREL GLASS
MANUFACTURER: VITRO ARCHITECTURAL GLASS
COLOR: "AZURIA" (TO MATCH G-1)

- CMU-4 CONCRETE MASONRY UNIT
TRENDSIDE BY TRENDYTH
COLOR: MISSION WHITE
- S-1 STUCCO or EPS SYSTEM
COLOR: DUNN EDWARDS
DE2274 "FROSTBITE"
- TRE-1 TUBE STEEL TRELLIS
COLOR: DUNN EDWARDS
DE2003 "ESSENTIAL BROWN"
- PT-1 HOLLOW METAL DOOR AND FRAMES
TRANS ENCLOSURE DATE
COLOR: DUNN EDWARDS
DE2003 "ESSENTIAL BROWN"

0 5 10 20
SCALE: 1/8" = 1'-0"
TYPICAL FOR ALL EXTERIOR ELEVATIONS

DR19-178 Gilbert Medical Office Building
Attachment 8: Floor Plans
February 5, 2020

LEGEND NOTES

- 05.01 ROOF ACCESS LADDER
10.01 PROPOSED FIRE DEPARTMENT KNOX BOX LOCATION
10.02 ROOF ACCESS HATCH (ABOVE)
26.01 SERVICE ENTRANCE SECTION (S.E.S.)

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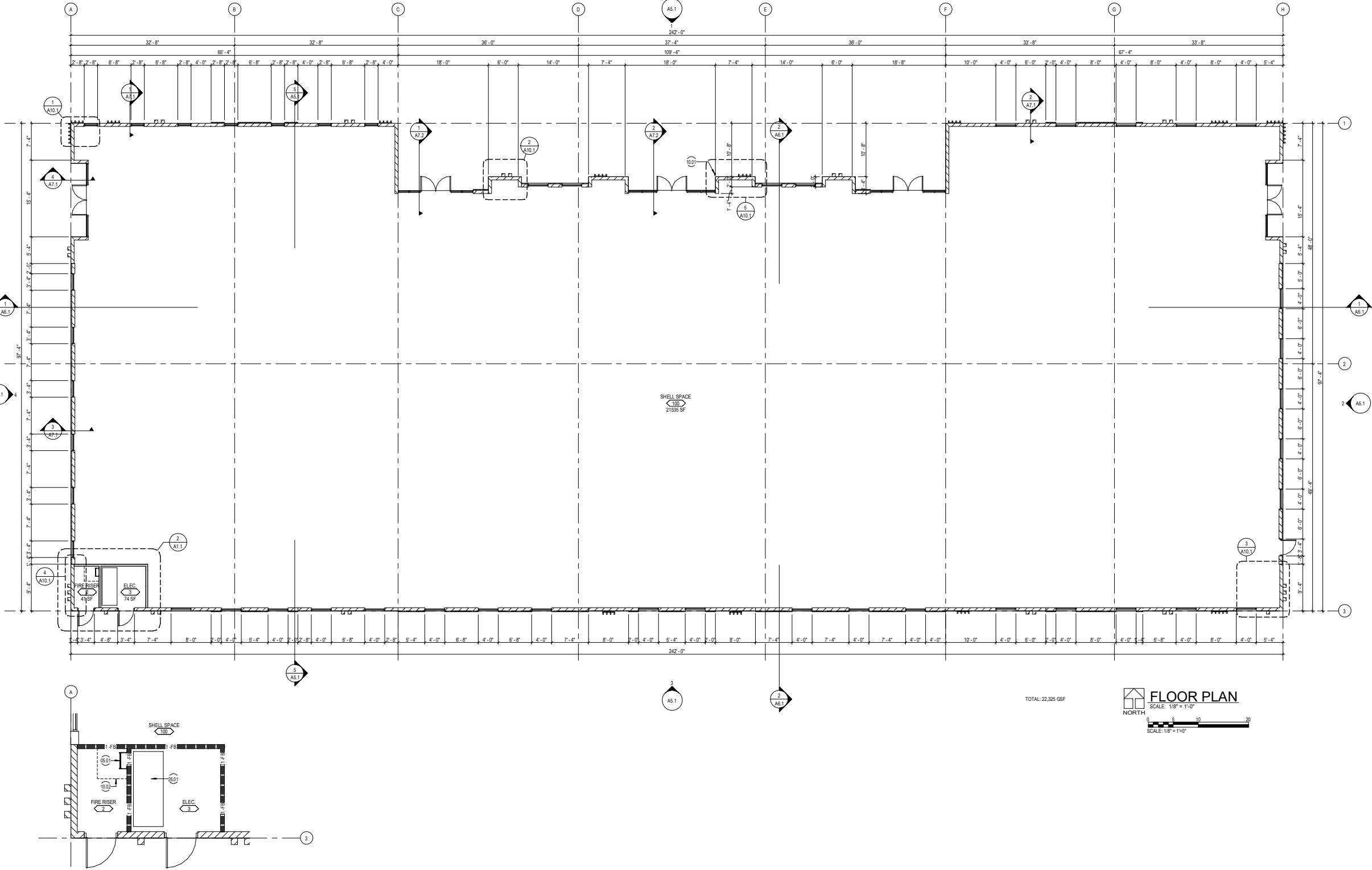
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Gilbert Medical Office Building

Schematic
Design
11/4/2019
Revisions

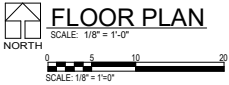
30-19187-00
FLOOR PLAN

A1.1



SHELL SPACE
100
21535 SF

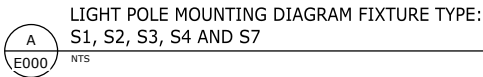
TOTAL 22,325 OSF



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11/1/2019 3:15:33 PM

ELECTRICAL SYMBOL LIST

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS AND/OR ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.



	FLUORESCENT FIXTURE - RECESSED, LAY-IN		PANELBOARD - SURFACE MOUNTED
	FLUORESCENT FIXTURE - RECESSED, FLANGED		PANELBOARD - FLUSH MOUNTED
	FLUORESCENT FIXTURE - SURFACE		EXISTING / RELOCATED PANELBOARD - SURFACE MOUNTED
	FLUORESCENT FIXTURE - SUSPENDED		EXISTING / RELOCATED PANELBOARD - FLUSH MOUNTED
	FLUORESCENT FIXTURE - OPEN STRIP WITH WIRE GUARD		TRANSFORMER
	FLUORESCENT FIXTURE - WALL MOUNTED		ENCLOSED CIRCUIT BREAKER
	INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE		FIRE ALARM EQUIPMENT
	INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL BRACKET		COMBINATION FIRE/SMOKE DAMPER
	INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL WASH		SMOKE DAMPER
	LOW VOLTAGE INCANDESCENT FIXTURE		SHUNT TRIP STATION
	CHANDELIER (PROVIDE 5X STRUCTURAL BACKING)		CONTROL STATION AT +48" TO TOP UON (PER ADA)
	FAN (PROVIDE 5X STRUCTURAL BACKING)		RELAY
	SPOTLIGHT - J-BOX OR TRACK MOUNTED - TRACK LENGTH AS INDICATED		CONTACTOR WITH INTEGRAL HOA SELECTOR
	STEP LIGHT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE		MAGNETIC STARTER, SIZE 1 UON
	BOLLARD		DISCONNECT SWITCH: 30/3 UON (F=FUZE (FEN), N=NONFUZED)
	POLE OR POST - ARM OR TOP MOUNTED CUT-OFF LUMINAIRE		COMBINATION STARTER & DISCONNECT: SIZE 1 UON
	TWIN-LAMP BATTERY PACK - UNSWITCHED, WALL MOUNTED (LOCATE 12" BELOW CEILING U.O.N.)		VARIABLE FREQUENCY DRIVE
	TWIN-LAMP BATTERY PACK - UNSWITCHED, CEILING MOUNTED, FLUSH OR SURFACE PER FIXTURE SCHEDULE		SINGLE-PHASE MOTOR CONTROL ASSEMBLY: HP-RATED SWITCH AND POWER RELAY-20/1 (U.O.N.)
	EXIT LIGHT - FACES AND ARROWS AS INDICATED, UNIVERSAL MOUNTING, UNSWITCHED		PULL-BOX - SIZE AND LOCATION AS REQUIRED
	EXIT LIGHT - COMBINATION SINGLE FACE, ARROWS AS INDICATED WITH TWIN LAMP BATTERY PACK, UNIVERSAL MOUNTING, UNSWITCHED		JUNCTION BOX - SIZE PER NEC REQUIREMENTS
	EXIT LIGHT - LOW LEVEL: 1" - 8" A.F.F. TO BOTTOM, 4" MAX. OFF DOOR FRAME		MECHANICAL EQUIPMENT DESIGNATION
	LOW VOLTAGE		MOTOR OUTLET
	LED		LIGHTING FIXTURE DESIGNATION: TYPE F1, 120 WATTS QUANTITY = 3
	NEON		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	FIXTURE, EQUIPMENT ON EMERGENCY		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCHES AT +48" TO TOP UON (PER ADA)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - SINGLE POLE		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - THREE WAY		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - OCCUPANCY TYPE		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - EMERGENCY		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - PILOT TOGGLE (CONFIRM LIGHTED POSITION)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - KEYED OPERATED		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - SLIDER TYPE ELECTRONIC DIMMER (WATTAGE RATING AS REQUIRED)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SWITCH - MOMENTARY CONTACT: SPDT CENTER OFF UON		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	MANUAL MOTOR STARTER - POLES AND HEATERS AS REQUIRED		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	PHOTOELECTRIC SWITCH - 1500 VA UON		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SIGNAGE OUTLET CONNECTION		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	DEVICES AT +18" TO CENTER LINE UON (PER ADA)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	DEVICES MOUNTED IN MULTIPLE UNDER COMMON COVER MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	DEVICES MOUNTED IN OR ABOVE BACKSLASH: MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	DEVICES IN MULTI-COMPARTMENT FLUSH FLOOR MOUNTED UON		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - DUPLEX		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - DUPLEX - HALF SWITCHED (TOP HALF)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - DUPLEX - INTEGRAL GFCI CIRCUITRY		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - DUPLEX - ISOLATED GROUND (ORANGE FACE); NEMA 520R/IG		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - DOUBLE DUPLEX		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - DOUBLE DUPLEX - INTEGRAL GFCI CIRCUITRY		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE - SPECIAL TYPE (SEE ADDITIONAL NOTES)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	RECEPTACLE(S) - CEILING MOUNTED		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	PLUG MOLD SURFACE RACEWAY SYSTEM (2-CIRCUIT WITH OUTLETS 18" O.C. U.O.N.) MOUNTED ABOVE BACKSLASH U.O.N.		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	TELEPHONE POLE		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERY AND ALARM HORN. WALL MOUNT AT 12" BELOW CEILING		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERY, STROBE, AND ALARM HORN. WALL MOUNT AT 12" BELOW CEILING		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - CLOCK		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - TELEPHONE		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - DATA		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - DOOR BELL/BUZZER		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - MICROPHONE		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - VOLUME CONTROL (+48" TO TOP UON)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - SPEAKER 8" COAXIAL W/ BACK BOX AND GRILLE		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	OUTLET - THERMOSTAT (REF. MECHANICAL DRAWINGS)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	TV / SECURITY CAMERA - FIXED (MOUNTING PER PLANS)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS
	TV / SECURITY CAMERA - PTZ - PAN, TILT, ZOOM (MOUNTING PER PLANS)		EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS

	SWITCHGEAR
	PANELBOARD - SURFACE MOUNTED
	PANELBOARD - FLUSH MOUNTED
	EXISTING / RELOCATED PANELBOARD - SURFACE MOUNTED
	EXISTING / RELOCATED PANELBOARD - FLUSH MOUNTED
	TRANSFORMER
	ENCLOSED CIRCUIT BREAKER
	FIRE ALARM EQUIPMENT
	COMBINATION FIRE/SMOKE DAMPER
	SMOKE DAMPER
	SHUNT TRIP STATION
	CONTROL STATION AT +48" TO TOP UON (PER ADA)
	RELAY
	CONTACTOR WITH INTEGRAL HOA SELECTOR
	MAGNETIC STARTER, SIZE 1 UON
	DISCONNECT SWITCH: 30/3 UON (F=FUZE (FEN), N=NONFUZED)
	COMBINATION STARTER & DISCONNECT: SIZE 1 UON
	VARIABLE FREQUENCY DRIVE
	SINGLE-PHASE MOTOR CONTROL ASSEMBLY: HP-RATED SWITCH AND POWER RELAY-20/1 (U.O.N.)
	PULL-BOX - SIZE AND LOCATION AS REQUIRED
	JUNCTION BOX - SIZE PER NEC REQUIREMENTS
	MECHANICAL EQUIPMENT DESIGNATION
	MOTOR OUTLET
	LIGHTING FIXTURE DESIGNATION: TYPE F1, 120 WATTS QUANTITY = 3
	EQUIPMENT LOAD SUMMARY EXPRESSED IN KVA AND AMPS

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